

## **V. LAND USE AND ZONING**

### **(a) Existing Land Use**

For the purposes of this study, existing land use and zoning were studied, along with the constraints imposed on development by environmental and transportation limitations.

#### **ACREAGE IN STUDY AREA BY ZONE**

**TOTAL ACREAGE STUDY AREA:**

**12,710 Acers**

<b>ZONE</b>	<b>ACRES</b>
<b>R.O.</b>	<b>1</b>
<b>B.L.</b>	<b>32</b>
<b>B.L.-C.R.</b>	<b>7</b>
<b>B.M.</b>	<b>18</b>
<b>B.R.</b>	<b>43</b>
<b>B.R.-C.R.</b>	<b>14</b>
<b>M.L.</b>	<b>5</b>
<b>R.C..2</b>	<b>9,983</b>
<b>R.C.4</b>	<b>2,455</b>
<b>R.C.5</b>	<b>142</b>
<b>R.C.C.</b>	<b>4</b>
<b>D.R.1</b>	<b>3</b>
<b>D.R.3.5</b>	<b>3</b>

# HANOVER PIKE CORRIDOR STUDY

EXISTING ZONING  
1988

BALTIMORE COUNTY OFFICE  
OF PLANNING & ZONING

Scale: 



## KEY:

### RESOURCE CONSERVATION



RC-A AGRICULTURAL PROTECTION



RC-D DEPARTMENT OF PLANNING & DEVELOPMENT



RC-W WATERSHED PROTECTION



RC-R RURAL RESIDENTIAL



RC-C RURAL COMMERCIAL

### DENSITY RESIDENTIAL



DR LOW, MEDIUM, & HIGH  
DENSITY URBAN RESIDENTIAL AREAS

### OFFICE



O-0 RESIDENTIAL OFFICE  
O-1 OFFICE BUILDING  
O-2 OFFICE PARK

### BUSINESS



B-0 BUSINESS LOCAL  
B-1 BUSINESS MAJOR  
B-2 BUSINESS ROADSIDE

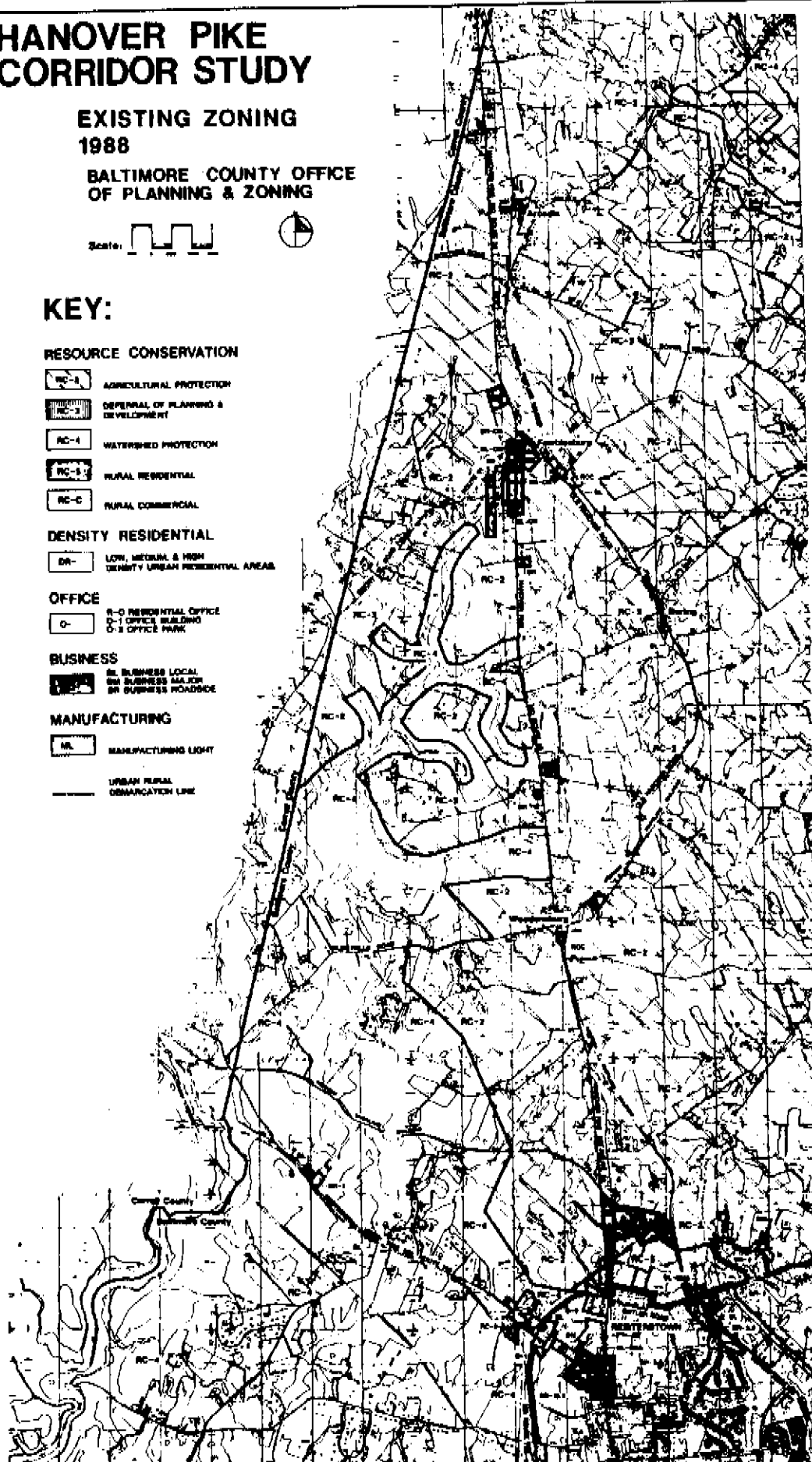
### MANUFACTURING



M-1 MANUFACTURING LIGHT



URBAN RURAL  
SEPARATION LINE



As can be seen from the existing zoning map and the acreage table, above, almost all the land in the study area is zoned in a resource conservation classification, with a majority being zoned RC 2, (agricultural preservation) and RC 4, (watershed protection). A very small proportion, about 1% is zoned RC 5, rural residential, while an equally small amount is zoned for commercial and industrial use.

Most of the commercial zoning is located on the Hanover Pike, in the small village nodes which occur at frequent intervals along the highway. Very little commercially zoned land is vacant, but development is well below permitted density and some intensification may be expected over time. In order to control the quality of commercial development and achieve a high degree of compatibility within adjacent communities and the surrounding rural landscape, the commercial-rural overlay district and the resource conservation - commercial zone were introduced to some sites in the area in the 1988 Comprehensive Zoning Map Process.

#### **(b) Land Use Opportunities**

The community advisory group as well as representatives of the community at large were asked to evaluate land use opportunities for the corridor, bearing in mind the need to preserve the rural character, protect the extremely sensitive natural environment and ensure that any additional development would not over burden the already limited transportation network serving the area.

The four main land use possibilities studied by the advisory group were as follows:

#### **Recreation/Open Space Opportunities**

At the onset of the Hanover Pike Study, the Department of Recreation and Parks identified a serious lack of public golf courses in the area and requested that the study address this and other recreational needs.

Staff identified only one general location with the potential for significant recreation and open space use. The area in question is farmland located east of the Hanover Pike, extending north and south of Woodensburg. It comprises the Watner, Lippy and Mandel properties and appears from preliminary study to be suitable for use as a major recreational facility comprising a golf course, horse riding trails and an open space greenway system.

#### **Discussion**

The Baltimore County Master Plan 1989-2000 identified Slade Run and Councilman Run and their associated valleys as part of the County-wide Greenway System. Thus this area, already targeted as a major location for passive recreation was immediately seen as the prime potential site for the public golf course identified as being needed by the Department of Recreation and Parks. In addition, the existence of horse farms in the area provided an extra recreational opportunity. The end result was a study which investigated a major rural recreation facility comprising a stream valley park greenway, a golf course and an extensive horse-riding trail system. Preliminary investigations were made by the Departments of Environmental Protection and Resource Management (DEPRM), and Recreation and Parks both of which confirmed the recreational potential. In addition, the golf course site was studied by the

consulting firm of Daft, McCune and Walker, Inc., who were already working under contract to the Department of Recreation and Parks with respect to the County's Golf Course Master Plan. Their preliminary findings were in favor of a golf course, subject to further, more detailed environmental safeguards and design features, which would protect groundwater, wetlands and wooded slopes and ensure compatibility with adjacent agricultural uses.

Detailed studies also confirmed the validity of the Master Plan proposal for a greenway network in the area. The area studied in greater detail comprises over 500 acres of gently rolling, cultivated fields running southeast to clearly defined woodland edge. This woodland is a part of a larger contiguous wooded valley with several small streams flowing into Councilman Run. These streams are the links into the Master Plan's Countywide greenway, and as a total system, they will ensure the conservation of and controlled public access to the Liberty Reservoir, the Western Run Valley and the Loch Raven Reservoir system.

The greenway will be acquired primarily through easements generated as part of the development process, private charitable donations, and, in some cases, should funds be available, through in-fee or easement purchase.

Horseback riding is a popular form of recreation, with a number of horse farms existing in this corridor. Several riding trails already exist and could easily extend into the greenway system. As in the case of the golf course and the greenway programs, no zoning change would be needed and, for the most part, access could be achieved through nego-

tiation with property owners. Additionally, there are several existing buildings and dwellings which could be used in conjunction with the proposed recreational activities.

The village of Woodensburg lies adjacent to this targeted site, is easily accessible from Route 30, and contains not only some existing commercial uses, but contains zoning in sufficient quantity to accommodate additional commercial uses to support increased demand.

### Recommendation

The County should study the feasibility of an active/passive recreation system in the area east of Woodensburg. This system could incorporate a golf course facility, existing horse trails and the stream valley park system (greenway). However, a concerted effort should be made to insure that no residential options are included in the final plan for the golf course. The agricultural uses surrounding these sites should be protected at all costs from residential encroachment and the accompanying factors of environmental disturbance and traffic congestion.

Initiation of this golf course in whole or part with private sponsorship shall have the effect of designating this area an institutional area within an Agricultural Preservation Area and the use at this location in this case shall be consistent with the Master Plan and not a conflict with agricultural preservation.

County agency staff, especially DEPRM, Recreation and Parks, the Office of Planning and Zoning and the Department of Public Works should be actively involved in the design of the proposed system, along with citizens and community groups living and working in the area.

### **Service/Industry Opportunities**

Two large properties comprising a total of 180 acres, currently zoned RC 2, which are located at the Southern end of the study area, immediately west of the Pike and North of Reisterstown, were the subject of discussion during the study process. The properties were examined as possible areas for zoning changes from the agriculture preservation zone presently in place, to a manufacturing or service-employment zone at some point in the future.

### **Discussion**

This plan reconized that some development pressure will become evident as the office/residential land in the Owings Mills Growth Area develops out to its limits. As this occurs, consideration could be given to the feasibility of limited, carefully designed and environmentally sensitive development at this location. Concerns such as those set forth by the Watershed Management Agreement and traffic considerations of both the State Highway Administration and Baltimore County would need to be addressed in any future development.

### **Recommendation**

The issue of rezoning these properties is premature. The eventual build-out of Owings Mills in service/industrial land use will be an indicator for re-examining the land use of these sites at some point in the future.

### **Additional Residential Opportunities**

Although not a major objective of the Hanover Pike Study, some consideration was given by staff and the advisory group to the possibility of zoning changes which would permit some increase in residential development, within the context of resource conservation zoning. The areas considered included land northwest of the Hanover Pike and Butler Road intersection; property on the west side of the Pike above the Reisterstown Veterinary Hospital, and the area already mentioned above in association with the potential golf course - recreation area development.

### **Discussion**

The possible increase in residential development in the study area as a result of zoning changes was generally opposed by all parties to the study, even in the context of a golf course community. Staff analysis indicated that an additional 1800 units could be built under existing zoning, which was more than enough to satisfy current demand. As a result, the group were of the opinion that there was no overriding public need for additional residential zoning and the present rural character should be retained for the foreseeable future.

### **Recommendation**

Generally there should be no change in zoning in the study area from RC 2 to RC 4 or RC5 which would permit additional residential growth in the corridor. Any future growth should be directed towards the village nodes and other appropriate infill areas and only then if a need has been established and adequate services and facilities are in place to support the additional population. These areas are not to be considered as part of the agricultural priority areas as indicated on the land use maps.

### **Commercial Opportunities on the Pike**

There was general consensus among staff and advisory group members that for a variety of environmental and traffic reasons there was no justification for additional commercial zoning in the area. Consideration of commercial zoning in fact, centered on the need to further control the design and nature of the existing commercial zones and the feasibility of extending the commercial-rural overlay district.

### **Discussion**

The increased traffic on the Pike has led to a demand by some residents for requests for commercial zoning as they contend that their properties are no longer viable for residential use. This particular philosophy has generally been accepted in Baltimore County over the years and the end result has been the stripping out of commercial corridors from downtown Baltimore to Pennsylvania, Harford County and Carroll County. The change to commercial zoning only exacerbates the traffic problems by adding both volume and turning movements and places even greater pressure on remaining residential uses.

The Hanover Pike is still essentially rural and a strong policy of limiting commercial zoning to the four village nodes will enable it to remain that way. Of greater concern to the advisory group and County staff was the need to improve the quality of development on the corridor and to ensure new construction and redevelopment was rural in character and well designed.

### **Recommendation**

There should be no extension of business or office zoning along the Hanover Pike. Where appropriate, existing zoning should be scaled back to a lower intensity of use, or should have a CR District Overlay applied. This would place reasonable size and design limits on these properties, ensuring design compatibility and rural character.

# HANOVER PIKE CORRIDOR STUDY

## PROPOSED ZONING

BALTIMORE COUNTY OFFICE  
OF PLANNING & ZONING

Scale: 



### KEY:

#### RESOURCE CONSERVATION



AGRICULTURAL PROTECTION



DEFERRAL OF PLANNING &  
DEVELOPMENT



WATERSHED PROTECTION



RURAL RESIDENTIAL



RURAL COMMERCIAL

#### DENSITY RESIDENTIAL



LOW, MEDIUM, & HIGH  
DENSITY URBAN RESIDENTIAL AREAS

#### OFFICE



R-O RESIDENTIAL OFFICE  
O-1 OFFICE BUILDING  
O-2 OFFICE PARK

#### BUSINESS

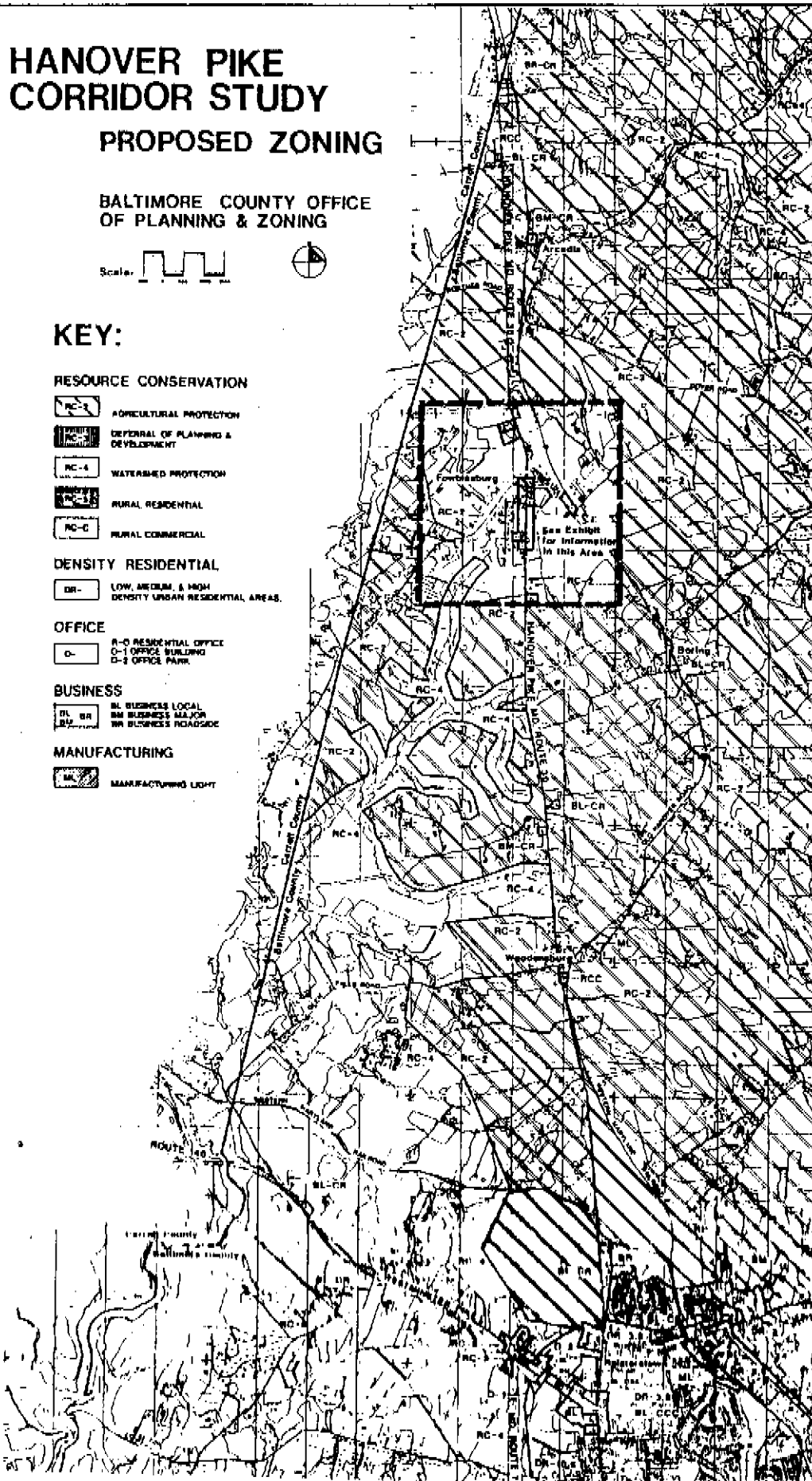


BL BUSINESS LOCAL  
BM BUSINESS MAJOR  
BR BUSINESS ROADSIDE

#### MANUFACTURING



MANUFACTURING LIGHT



### Specific Zoning Recommendations

Specific sites were examined for their land use and zoning, and recommendations made on the zoning's appropriateness. These sites are:

LOCATION	1988 ZONING	ZONING AS ENACTED BY COUNTY COUNCIL OCTOBER 15, 1992
1. Northwest corner of intersection of Hanover Pike and Butler Road	B.L. & DR 3.5	BL & R.C.2
2. East side of Hanover Pike, south of intersection of Hanover Pike and Old Hanover Road.	R.C.C.	Remain R.C.C.
3. North side of Westminster Pike, southeast of Glen Falls Road Restaurant American Legion Restaurant	B.L. DR 1 B.L.	B.L.- C.R. RC 4 B.L.- C.R.
4. East side of Hanover Pike, commercial property (green house/commercial roadside market).	R.C.2	R.C.C.
5. East side of Hanover Pike, north of intersection of Mount Gilead and Hanover Pike.	B.M.	B.L.- C.R. R.C.2
6. East side of Hanover Pike, south of 5th Avenue.	B.R.	B.R.- C.R.



LOCATION	1988 ZONING	ZONING AS ENACTED BY COUNTY COUNCIL OCTOBER 15, 1992
7. West side of Hanover Pike ( parallels present B.R. zoning along Hanover Pike ) between 1st and 5th Avenue		
Inn	B.L.- C.R.	B.L. - C.R.
Warehouse, Motel	B.R.	B.R. - C.R.
Unimproved	B.R.	B.R. - C.R.
Unimproved	B.R. - C.R.	B.R. - C.R.
West side of Eastview Dr.	R.C. 5	R.C.2
8. East and west side of Hanover Pike, north of 1st Avenue.	B.R. - C.R. B.L. - C.R. B.R.	B.R. - C.R. B.L. - C.R. R.O. - C.R..
9. West side of Eastway Drive,	R.C. 5	R.C. 2
10. West side of Old Hanover Road	B.L.	B.L.- C.R.
11. West side of Hanover Pike north of Fowblesburg ( skating rink )	B.M.	B.M., & B.M. - C.R.
12. Commercial property in Boring	B.L.	B.L. - C.R.
13. Commercial property in Arcdia	B.M.	B.M.- C.R.
14. West side of Hanover Pike north	B.L./ R.C.C.	B.L. - C.R. & R.C.C.
15. Property in far north section of study area, both in Baltimore Carroll Counties - existing roofing & contracting Business	R.C.2	B.R.- C.R. & R.C.2

# HANOVER PIKE CORRIDOR STUDY
























## PROPOSED LAND USE PLAN 1992

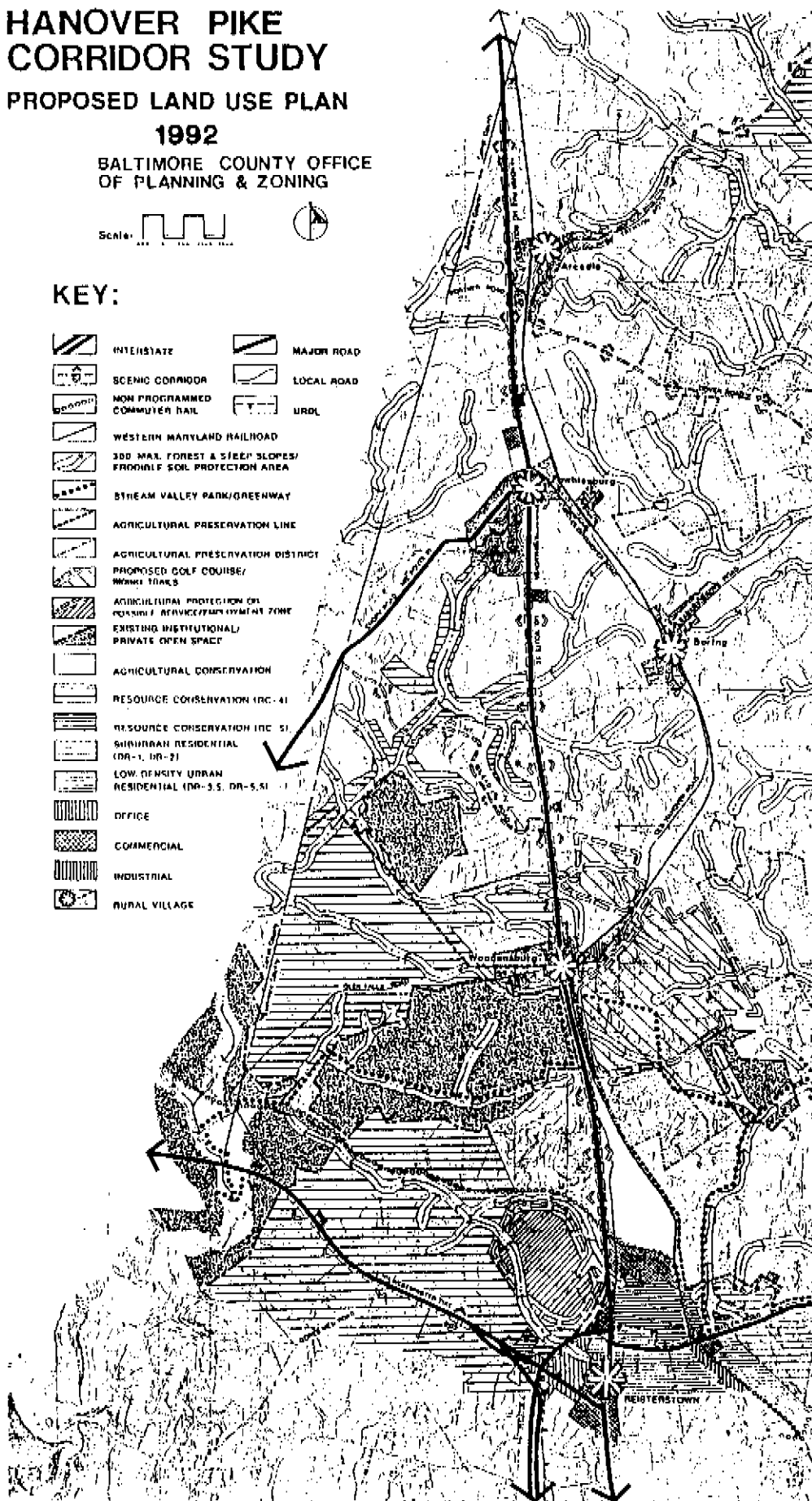
BALTIMORE COUNTY OFFICE  
OF PLANNING & ZONING

Scale:  0 100 200 300 400 FEET



### KEY:

- |   |   |   |            |
|---|---|---|------------|
|    | INTERSTATE  |  | MAJOR ROAD |
|    | SCENIC CORRIDOR   |  | LOCAL ROAD |
|    | NON PROGRAMMED<br>COMMUTER RAIL                                   |  | URDL       |
|    | WESTERN MARYLAND RAILROAD   |   |            |
|    | 300 MAX. FOREST & STEEP SLOPES/<br>FLOODABLE SOIL PROTECTION AREA |   |            |
|    | STREAM VALLEY PARK/GREENWAY                                       |   |            |
|    | AGRICULTURAL PRESERVATION LINE                                    |   |            |
|    | AGRICULTURAL PRESERVATION DISTRICT                                |   |            |
|    | PROPOSED GOLF COURSE/<br>WATER TANKS                              |   |            |
|    | AGRICULTURAL PROTECTION OR<br>CRITICAL SERVICE/EMPLOYMENT ZONE    |   |            |
|    | EXISTING INSTITUTIONAL/<br>PRIVATE OPEN SPACE                     |   |            |
|   | AGRICULTURAL CONSERVATION   |   |            |
|  | RESOURCE CONSERVATION (RC-4)                                      |   |            |
|  | RESOURCE CONSERVATION (RC-5)                                      |   |            |
|  | SHRUBLAND RESIDENTIAL<br>(DR-1, DR-2)                             |   |            |
|  | LOW DENSITY URBAN<br>RESIDENTIAL (DR-3.5, DR-5, DR-5.5)           |   |            |
|  | OFFICE  |   |            |
|  | COMMERCIAL  |   |            |
|  | INDUSTRIAL  |   |            |
|  | RURAL VILLAGE   |   |            |



# HANOVER PIKE CORRIDOR STUDY

ZONING ENACTED BY COUNCIL  
October 15, 1992






BALTIMORE COUNTY OFFICE  
OF PLANNING & ZONING

Scale: 



## KEY:

### RESOURCE CONSERVATION

-  RC-2 AGRICULTURAL PROTECTION
-  RC-3 DEFERRAL OF PLANNING & DEVELOPMENT
-  RC-4 WATERSHED PROTECTION
-  RC-5 RURAL RESIDENTIAL
-  RC-C RURAL COMMERCIAL




### DENSITY RESIDENTIAL

-  DR LOW, MEDIUM, & HIGH DENSITY URBAN RESIDENTIAL AREAS


### OFFICE

-  O-1 OFFICE BUILDING
-  O-2 OFFICE PARK

### BUSINESS

-  BL BUSINESS LOCAL
-  BM BUSINESS MAJOR
-  BR BUSINESS ROADSIDE

### MANUFACTURING

-  ML MANUFACTURING LIGHT
-  URBAN RURAL DEMARCATION LINE

